

**FIRE RISK ASSESSMENT
7-12 FELTON HOUSE,
NEWCASTLE UPON TYNE,
TYNE AND WEAR, NE6 2NW.**

FEBRUARY 2022



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: JA-4009-04-21

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Version: 1

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1.0 INTRODUCTION

The Client	Karbon Homes
Instruction	This Fire Risk Assessment was undertaken in accordance with an instruction received from Tony Ruddick, Data and Compliance Manager, Karbon Homes.
Responsible Person	Paul Fiddaman, Chief Executive, Karbon Homes
The Property	7-12 Felton House, Newcastle upon Tyne, Tyne and Wear, NE6 2NW.
The Surveyor	The Fire Risk Assessment was carried out by Joe Abbott MSc. GradIOSH.
Survey Date	9 th February 2022
Scope and Purpose of the Fire Risk Assessment	The Regulatory Reform (Fire Safety) Order 2005 [RR(FS)O] applies to all non-domestic premises, including any voluntary sector and self-employed people with premises separate from their homes.

A fire risk assessment is an organised and methodical look at your premises. The fire risk assessment procedure identifies the activities carried out at the premises and assesses the likelihood of a fire starting. The aim of a fire risk assessment is to:

- Identify the hazards.
- Reduce the risk of those hazards causing harm to as low as reasonably practicable.
- Decide what physical fire precautions and management policies are necessary to ensure the safety of people in your premises if a fire does start.

The fire risk assessment was carried out in accordance with the Department for Communities and Local Government (DCLG) 'sleeping accommodation' guidance document in addition to the 'Local Government Association - Fire safety in purpose-built blocks of flats'.



This building has been audited to highlight to the Client, any non-compliant issues with regard to relevant aspects of UK fire safety legislation and best practice. The principal documents relevant to residential buildings being:

- Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 amendments
- BS9999 2017 Code of practice for fire safety in the design, management and use of buildings
- BS9991 2015 Fire safety in the design, management and use of residential buildings – Code of practice.
- Local Government Association - Fire safety in purpose-built blocks of flats (hereafter referred to as the LGA Guide).
- HM government Fire Safety Risk Assessment – Sleeping Accommodation.
- LACORS – Housing – Fire Safety – Guidance on fire safety provisions for certain types of existing housing.

The RR(FS)O does not stipulate the required review period for a particular building; we recommend a review of this type of building on an **annual** basis.

Limitations of the
Fire Risk
Assessment

The RR(FS)O places a burden of responsibility firmly on the head of a 'responsible person' with regard to the fire safety of the occupants of the premises to which they have been assigned. The responsible person is required to co-ordinate all fire safety related issues including the carrying out of a fire risk assessment and production of associated documentation. The responsible person may nominate a 'competent person' to assist in the implementation of any measures deemed necessary to ensure the fire safety of the occupants of the premises.

There are many factors that impact upon what may constitute adequate measures to assess the fire safety of the occupants. Storm Tempest Ltd are not the responsible person and are unable to determine, on behalf of the organisation, the steps it should or must take to comply with its duties under the RR(FS)O. The fire risk assessment will cover all communal areas within the property. We will also comment upon the areas surrounding the building.



This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.

A Type 3 Common Parts and Flats (non-destructive) Fire Risk Assessment (as detailed in the LGA guide Fire Safety in Purpose Built Blocks of Flats) was carried out. We were able to access flat 7 on the day of the visit to check the standard of fire doors, means of fire detection and standard of compartmentation to the communal areas of the flats.

A room on the lower ground floor (due to the slope of the building plot) of the building at the north east elevation could not be accessed on the day of the visit as no keys were supplied. However, we believe this to be a hobby room, owned by Karbon homes/BCT and will be subjected to a separate fire risk assessment in due course.

No opening up of any part of the structure was carried out nor were any operational electrical or mechanical systems tested. All comments and recommendations are based on visual inspection only.

Prioritisation of Recommendations To assist in the development of a strategy and action plan for addressing recommendations in the fire risk assessment report, a priority rating is attached to each recommendation. The following is an explanation of each rating:

High Priority: Immediate action required to prevent risk to the health and safety of relevant persons.

Medium Priority: Planned action to improve fire safety within the premises.

Low Priority: Features that comply with current regulations but which the responsible person may consider upgrading.



Identified costs of Recommendations The report will give a budget costing for recommendations covered in the fire risk assessment for alterations or improvements to physical features to assist the client in developing an Action Plan and improvement programme.



2.0 THE BUILDING

2.1 The Building The building is a grade II* listed building with Historic England and is constructed from concrete frame, and external brickwork. Windows are aluminium framed double glazed and the flat roof is membrane and bitumen. Internally, floors in the common parts of the building are concrete, walls are of solid masonry construction with plaster skim, as are the ceilings.

The building consists of 12 apartments over four storeys. Six of the apartments are accessed at ground level individually. Access to the remaining apartments is via a communal steel covered composite door which opens in the direction of travel in an evacuation. The door has a secure magnetic lock entry system and is unlocked by a pre-programmed key fob. A push button release in the lobby allows residents to leave the building. This door gives access to the lobby area, protected stair to the upper floors. A second steel composite door provides an exit to the rear of the building (however this was blocked on the day of the visit, see section 4.1, Escape Routes). To the north of the building there is an access bridge to Felton Walk from the second floor which provides access to further exits via a secure door with a push button opening mechanism.

Internal flats are accessed from an external balcony walkway which is semi-enclosed with a corrugated PVC roof.

The building benefits from CCTV and a remote concierge service.

It is noted the walkway balconies giving access to the flats are clad in timber panelling. We also noted upon external inspection of the building, some flats have private balconies to the rear of the properties, again clad in timber panelling. As we were unable to access the properties with private balconies, only a visual inspection from ground level was undertaken of the balconies, which on the whole appeared to be clear of any combustible residents items, however, this can only be confirmed once residents flats are accessed. We would advise the building manager to access the properties to ensure that in relation to the private balconies, the risks of fire and fire spread must be reduced by controlling



combustible items and storage upon them and the prevention of ignition sources such as BBQs and smoking.

2.2 Fire Loss Experience

Karbon Homes have not made us aware of any fire related incidents at this property.



3.0 FIRE HAZARDS

3.1 Sources of Fuel The building and means of escape provision have been designed on the assumption that the escape routes and fire exits remain clear as to not impede or obstruct the escape route in an emergency evacuation.

The sources of fuel within the communal areas of the premises were assessed as follows:

- Electrical PVC insulation throughout.
- Timber construction materials (particularly around the balcony access door on the 2nd floor and the rear exit on the ground floor).
- Timber panelling to walkway balconies and residents private balconies with corrugated PVC roofing.
- Timber benches on communal walkway balconies.
- Accumulation of foliage and tree branches adjacent to the access bridge to Felton Walk.

Some sections of the building façade are fitted with timber panelling and corrugated PVC roofing along walkway balconies and residents private balconies to approximately 20% of the external walls. Schedule 1 Section B4(1) of the Building Regulations 2010 requires that: "The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and position of the building". The MHCLG guidance recommends the removal or replacement of cladding or material with that which is EU class A1 or A2-S1 d0; it should be noted that this is advice rather than regulations and should cladding or material remain on buildings less than 18m in height, then the risks of fire and fire spread must be reduced by controlling combustible items and storage upon them and the prevention of ignition sources. It should also be noted that this building is 4 storeys and approximately 10m in height and therefore is not considered to be a Higher Risk Residential Building (10 or more storeys – as defined by the Hackitt Report). Notwithstanding the client should check their records to assess fire safety and compliance with Building Regulations.



It is accepted that there will be sources of fuel located within the individual apartments associated with domestic living such as timber and foam furnishings, linen, bedding and household clothing and cooking oils and fats within the kitchens. However, this is outside of the landlords control.

Through the access door to the semi open balcony on the 2nd floor, repair works are being undertaken, leaving wood beams, plastics and wiring exposed. This is within a secured location and only accessible by residents and their visitors and can be considered as low fire risk in relation to arson. However, we would recommend the works are completed as soon as practicable as we believe the designed compartmentation to the protected stairwell may currently be compromised.

The rear exit from the ground floor is currently boarded up with chipboard for unknown reasons. Externally to this, there appears to be damage to the porch overhang which leaves timber beams and insulation/paper exposed. We believe this to be a high risk of attracting arsonists and recommend this is repaired as soon as practicable.

There is a large accumulation of foliage and branches on the walkway adjacent to the access bridge to Felton Walk. We recommend the combustible material is removed to prevent accidental or deliberate ignition potentially blocking the means of escape.

The walkway balconies with the exception of having timber seating installed at various locations along its length, and the issues identified above, were clear of any combustible items or obstructions.

3.2 Sources of Ignition

The sources of ignition within the property were assessed as follows:

- Electrical supply and distribution system.
- Typical household electrical appliances within the flats.



- Residents smoking in the flats.
- Data communications equipment within a communications room.

It is accepted that there will be sources of ignition located within individual apartments associated with domestic living such as portable electrical goods, cooking and heating appliances, and the possibility of smoking materials and the use of candles. However, this is outside of the landlords control.

All electrical installations are required to be tested regularly to the standards defined by the IET Wiring Regulations (BS 7671). The mains electrical supply and distribution installation and wiring (common areas and rented dwellings) should be tested at least every five years by a registered NICEIC contractor to satisfy compliance with the requirements of the Electricity at Work Regulations 1989 in addition to the IET Wiring Regulations BS7671:2018 18th edition.

We noted the electrical installation located in a cupboard on the first floor indicated it had undergone its periodic test and inspection on 31/08/21, within the 5 year requirement. The electrical installation within flat 7, has been tested and inspected on 03/12/20, again within the 5 year requirement.

Regular testing of electrical appliances should be undertaken in accordance with the Electricity at Work Regulations 1989. This is applicable to any portable electrical devices located within any communal areas or any rooms/cupboards off the means of escape which are under the landlords control. Within the communications rooms on the first floor we noted a data cabinet with numerous data equipment plugged into an extension lead. We did not note any labelling to indicate the equipment, or the extension lead has been tested for electrical safety within the last 12 months (Portable Appliance Test (PAT)). We recommend the client confirms all such equipment has been tested for electrical safety within the last 12 months and if not, arranges for it to be undertaken and a schedule introduced for it to be carried out annually thereafter.



The communal areas (stairs and landings) of the property are no smoking areas and are accompanied with the appropriate signage.

3.3 Sources of Oxygen Natural airflow through doors and windows and the semi-open configuration of the walkway balconies.

3.4 People at Risk The residents within the building as well as the potential for visitors, housing staff and trades persons.



4.0 MEANS OF ESCAPE

4.1 Escape Routes The means of escape routes within and external to the building are sterile apart from the issues identified within section 3.1 of this report. The benches and planters and benches are low risk and due to the size, layout, available exit routes and number of residents within the building pose a minimal risk of impeding evacuation in the event of a fire. Karbon homes/BCT are also aware of these, and this is part of their "managed use" policy of the building to keep these to an acceptable level and at the same time encourage residents to have a sense of pride and value in their home environment.

The protected escape route consists of a main communal entrance door leading directly into the entrance lobby.

A second door within the lobby provides an exit to the rear of the building. On the day of the visit this door has been boarded up for unknown reasons, taking this emergency exit out of service. We recommend any repairs etc. are carried out, and the emergency exit is brought back into service as soon as practicable.

Stairs from the lobby lead to the first-floor landing which contains a Communications Room and service cupboard, fitted with FD60S fire door sets.

A second flight of stairs lead to another landing which contains the residents bin store which appears to be a FD60S doorset with self-closing device. This landing gives access to a communal walkway via a FD60S door with self-closing device.

Ground floor flats exit directly to a place of ultimate safety and all other flats exit onto the balcony / walkway exit route. From this walkway residents are able to access a second means of escape at the Felton Walk entrance to the north via an adjoining bridge. The east communal entrance and the north entrance to Felton Walk allow residents to leave by means of a single action mechanism.



With the exception of the issues previously highlighted, all access/egress routes were clear at the time of the inspection and are within the recommended travel distances for this type of premises as detailed with the Building Regulations Approved Document B and DCLG Fire Risk Assessment Guidance.

4.2 Fire Doors

All service cupboards and the bin store are FD60S fire doors hung on 1½ pair of hinges with a self-closing device fitted and fitted with intumescent and separate cold smoke seals (blades). Although the hinges did not appear to have any markings, labelling appeared to indicate the door sets were fire rated accordingly.

The current benchmark standard is for flat entrance doors to be self-closing, capable of providing 30-minute fire resistance and incorporating intumescent strips and smoke seals FD30S. Guidance also recommends flat doors are fitted with single action thumb turn mechanisms for keyless quick release egress.

However, most flats within this complex either open onto a semi open walkway balcony, with alternate means of escape from the balcony, or directly onto the ground floor, where a potential fire within a flat will not need to be bypassed during an evacuation to an ultimate place of safety in a fire situation.

The exceptions to this would be flat 7, with the only means of escape being to bypass flat entrance door number 8. We could not access flat 8 on the day of the visit and as such were unable to assess if the flat door to flat 8 met the benchmark standard (at least FD30S, self-closing). We recommend the client arranges access or checks the records to confirm this is the case.

We noted an FD60S fire door leading to the walkway balconies of on the 2nd floor from the protected stairwell did not close to its rebate. We recommend the doors self-closer is adjusted to ensure the door closes fully to its rebate, to ensure the fire rated integrity of the fire door is maintained.



We were able to access flat 7 and although this did not appear to be a fire rated door set, this is acceptable as no residents would be required to bypass this flat door during an emergency evacuation.

4.3 Fire Compartmentation

The means of escape routes within the building are protected by fire resistant walls, ceilings, and doors, which provide 60-minute fire protection. These include solid brick walls with a plaster finish, ceilings with plaster skim, and concrete floors.

Generally, from an external view to the flats, there were no obvious signs of breaches in compartmentation to the flats. We accessed flat 7 and did not note any breaches from the flat to the communal area.

Beside the main entrance we noted a hatch had been made to side panel adjacent to the front door, This has been refixed to the wall with screws, however, the hatch outline is still visible and may not afford the required compartmentation to this panel. We recommend this is investigated and if required, either the full panel replaced, or a fire rated seal is made to restore the fire rated properties of the panel.

Windows opening onto the communal walkway are double glazed units set into aluminium frames and do not appear to be fire rated. These windows are also part of the listed status of the building. However, as there are alternative escape routes available from each flat entrance along the open balcony with the exception of flat 7 as identified, and they appear to be positioned at least 1.1m from the balcony floor, these flat windows are not required to be fire-resisting (LGA Fire Safety in Purpose Built Blocks of Flats Sec 59.4).

4.4 Fire Alarm and Detection System

There is no fire detection (or a requirement to do so) within the communal staircase. The bin store and communications room has mains powered smoke detection within.

We accessed flat 7 and noted that the fire detection system within the property is a category LD3 system covering the circulation



spaces within the dwelling, which appear to conform to BS5839-6. This comprises of interlinked mains powered smoke detectors which are also linked to the concierge system.

A fire logbook located on site indicated the domestic detectors last underwent maintenance on 19/02/21, however there was no indication of any weekly testing having been carried out or testing of the detectors provided within the flats.

We recommend the client ensures the system is tested and maintained accordingly and ensures a sufficient portion of the system is maintained every 6 months as required, to include the bin store and flats in accordance with BS 5839.

4.5 Emergency Lighting

There is adequate 3-hour non-maintained emergency lighting installed in appropriate locations throughout the building that appear to conform to BS5266.

The emergency lighting is required to be tested and maintained in accordance with BS 5266 which requires monthly short duration tests and annual full discharge tests which should be detailed in a Fire Logbook.

We did not identify if monthly functional tests are being carried out as we could not locate any entries within the fire logbook. Client held records indicate the system underwent its annual test on 19/02/21.

We recommend the client confirms monthly functional tests are carried out, and if not, instructs them to be carried out in accordance with BS 5266.

4.6 Fire Fighting Equipment

There is no portable firefighting equipment in the communal areas. It is not required to provide such equipment in residential properties and some fire authorities discourage installing firefighting equipment as they would rather the residents leave the



building than attempt to fight a fire with equipment they have not been trained to use.

4.7 Signage All signage should satisfy the requirements of BS 5499-5 and be installed in accordance with the recommendations of BS 5499-4.

There is generally adequate directional signage fitted within the building conforming to BS5499 on most floors.

General Fire Action notices are displayed in appropriate positions as well as no smoking signage.

4.8 Disabled Persons Egress The property is suitable for disabled access on the ground floor. It is the Responsible Person's duty to ensure suitable provision is made for disabled persons within the property to ensure that they can escape in the event of a fire.

4.9 Arson The risk of an arson attack is considered high due to the exposed insulation material located above the rear emergency exit door on the ground floor. We have recommended this is repaired and made good.

The premises have secure access and entry is controlled, with the addition of a concierge service when needed. CCTV is also installed at key points within and external to the building. On the ground floor, residents wheeled bins are stored to the rear of their gardens away from the building.

4.10 Access for Fire appliances Access to the buildings for fire appliances is adequate.



5.0 MANAGEMENT PROCEDURES

5.1 Fire Evacuation Procedures There is a "Full Simultaneous" evacuation policy for this premises for all occupants in a fire situation. When residents are first inducted to the premises, they are given a briefing on what to do in the event of a fire within the building. This is reinforced by the provision of General Fire Action notices.

As mentioned within this report, the rear emergency exit on the ground floor has been taken out of service. We therefore recommend the fire evacuation plan if not already done so is amended to incorporate this. We also recommend the fire exit signage above the door is removed until the escape route is brought back into service.

5.2 Fire Logbook There is a fire safety documents box located within the reception lobby on the ground floor, which held a fire logbook within. However, as identified within this report, it was not being fully populated with test and servicing records of both the automatic fire detectors or the emergency lighting.

5.3 Training Not Applicable.



Surveyor Joe Abbott, MSc. Grad IOSH

Signed

.....
On Behalf of Storm Tempest Ltd

Checked Dave Stilling, BSc (Hons), MCIQB, FSIDip, AIFireE

Signed

.....
On Behalf of Storm Tempest Ltd

**APPENDIX 1
FIRE RISK ASSESSMENT**

FIRE RISK ASSESSMENT

		<i>Potential consequences of fire</i>		
		<i>Slight Harm (1)</i>	<i>Moderate harm (2)</i>	<i>Extreme harm (3)</i>
<i>Likelihood of fire occurring</i>	<i>Low (1)</i>	Trivial Risk	Tolerable Risk	Moderate Risk
	<i>Medium (2)</i>	Tolerable Risk	Moderate Risk	Substantial Risk
	<i>High (3)</i>	Moderate Risk	Substantial Risk	Intolerable Risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low

 Medium

 High

- Low:** Unusually low likelihood of fire as a result of negligible potential sources of ignition.
- Medium:** Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
- High:** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight harm

 Moderate harm

 Extreme harm

In this context, a definition of the above terms is as follows:

- Slight harm:** Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
- Moderate harm:** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
- Extreme harm:** Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Moderate Risk

(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional fire precautions required. However, there might be a need or reasonably practicable improvements that involve minor or limited cost.
Moderate	<p>It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period.</p> <p>Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.</p>
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

APPENDIX 2
SCHEDULE OF OBSERVATIONS

Fire Hazards.

MEDIUM		1
		<p>Assessors Observations:</p> <p>Through the access door to the semi open balcony on the 2nd floor, repair works are being undertaken, leaving wood beams, plastics and wiring exposed. This is within a secured location and only accessible by residents and their visitors and can be considered as low fire risk of deliberate ignition.</p>
Date First Identified:	09/02/22	<p>Recommended Action:</p> <p>We would recommend the works are completed as soon as practicable as currently we believe the designed compartmentation to the protected stairwell is compromised.</p>
Date of FRA:	09/02/22	
Rectify Within: (months)	6	
Budget Cost:	No Cost	

HIGH		2
		<p>Assessors Observations:</p> <p>The rear exit from the ground floor is currently boarded up with chipboard for unknown reasons. Externally to this, there appears to be damage to the porch overhang which leaves timber beams and insulation/paper exposed.</p>
Date First Identified:	09/02/22	<p>Recommended Action:</p> <p>We believe this to be a high risk of attracting arsonists and recommend this is repaired as soon as practicable.</p>
Date of FRA:	09/02/22	
Rectify Within: (months)	1	
Budget Cost:	No Cost	

MEDIUM		3	
		Assessors Observations: There is a large accumulation of foliage and branches on the walkway adjacent to the access bridge to Felton Walk.	
Date First Identified:	09/02/22	Recommended Action: We recommend the combustible material is removed to prevent accidental or deliberate ignition potentially blocking the means of escape.	
Date of FRA:	09/02/22		
Rectify Within: (months)	6		
Budget Cost:	No Cost		

LOW		4	
		Assessors Observations: Within the communications rooms on the first floor we noted a data cabinet with numerous data equipment plugged into an extension lead. We did not note any labelling to indicate the equipment, or the extension lead has been tested for electrical safety within the last 12 months (Portable Appliance Test (PAT)).	
Date First Identified:	09/02/22	Recommended Action: We recommend the client confirms all such equipment has been tested for electrical safety within the last 12 months and if not, arranges for it to be undertaken and a schedule introduced for it to be carried out annually thereafter.	
Date of FRA:	09/02/22		
Rectify Within: (months)	12		
Budget Cost:	No Cost		

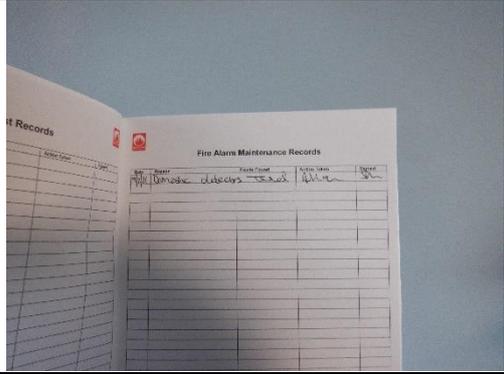
Means of Escape.

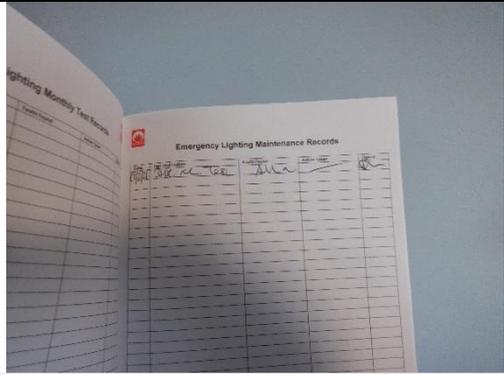
MEDIUM		5	
		Assessors Observations: A second door within the lobby provides an exit to the rear of the building. On the day of the visit this door has been boarded up for unknown reasons, taking this emergency exit out of service.	
Date First Identified:	09/02/22	Recommended Action: We recommend any repairs etc. are carried out, and the emergency exit is brought back into service as soon as practicable.	
Date of FRA:	09/02/22		
Rectify Within: (months)	6		
Budget Cost:	No Cost		

LOW		6	
		Assessors Observations: The only means of escape from flat 7 is to bypass flat entrance door number 8. We could not access flat 8 on the day of the visit and as such were unable to assess if the flat door to flat 8 met the benchmark standard (at least FD30S, self-closing).	
Date First Identified:	09/02/22	Recommended Action: We recommend the client arranges access or checks the records to confirm this is the case.	
Date of FRA:	09/02/22		
Rectify Within: (months)	12		
Budget Cost:	No Cost		

MEDIUM		7	
		Assessors Observations: We noted an FD60S fire door leading to the walkway balconies of on the 2 nd floor from the protected stairwell did not close to its rebate.	
Date First Identified:	09/02/22	Recommended Action: We recommend the doors self-closer is adjusted to ensure the door closes fully to its rebate, to ensure the fire rated integrity of the fire door is maintained.	
Date of FRA:	09/02/22		
Rectify Within: (months)	6		
Budget Cost:	£35		

MEDIUM		8	
		Assessors Observations: Beside the main entrance we noted a hatch had been made to side panel adjacent to the front door, This has been refixed to the wall with screws, however, the hatch outline is still visible and may not afford the required compartmentation to this panel.	
Date First Identified:	09/02/22	Recommended Action: We recommend this is investigated and if required, either the full panel replaced, or a fire rated seal is made to restore the fire rated properties of the panel.	
Date of FRA:	09/02/22		
Rectify Within: (months)	6		
Budget Cost:	£40		

LOW		9	
		Assessors Observations: A fire logbook located on site the fire alarm system linked to the bin store last underwent maintenance on 19/02/21, however there was no indication of any weekly testing having been carried out or testing of the detectors provided within the flats.	
Date First Identified:	09/02/22	Recommended Action: We recommend the client ensures the system is tested and maintained accordingly and ensures a sufficient portion of the system is maintained every 6 months as required, to include the bin store and flats in accordance with BS 5839.	
Date of FRA:	09/02/22		
Rectify Within: (months)	12		
Budget Cost:	No Cost		

LOW		10	
		Assessors Observations: We could not identify if monthly functional tests are being carried on the emergency lighting out as we could not locate any entries within the fire logbook. Client held records indicate the system underwent its annual test on 19/02/21.	
Date First Identified:	09/02/22	Recommended Action: We recommend the client confirms monthly functional tests are carried out, and if not, instructs them to be carried out in accordance with BS 5266.	
Date of FRA:	09/02/22		
Rectify Within: (months)	12		
Budget Cost:	No Cost		

Management Procedures.

LOW		11
		<p>Assessors Observations:</p> <p>The rear emergency exit on the ground floor has been taken out of service.</p>
		<p>Recommended Action:</p> <p>We recommend the fire evacuation plan if not already done so is amended to incorporate this. We also recommend the fire exit signage above the door is removed until the escape route is brought back into service.</p>
Date First Identified:	09/02/22	
Date of FRA:	09/02/22	
Rectify Within: (months)	12	
Budget Cost:	No Cost	